



City of Harrisonburg, Virginia

Planning Commission Meeting

December 13, 2006

7:00 p.m.

Regular Meeting
345 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the November 8, 2006 regular meeting.**
- 2) **New Business**

Street Closing – Partial sale of Hunters Road Right-of-Way

Consider a request from Funkhouser and Associates Properties, LLC, with representative Dean Nichols, Esq., to close 2,178 sq. ft. of unused right-of-way along the west side of Hunters Road.

Preliminary Plat – Lady Slipper Court

Consider a request from Gary Bodkin to subdivide one, .77 acre parcel into nine townhouse lots with a variance to Section 10-2-42(d) to allow eight of the units to not front on a public street. The property, zoned R-3, Multiple Dwelling Residential District, is located at 2541 Reservoir Street and can be found on tax map 81-A-12.

Preliminary Plat – Aamodt Subdivision

Consider a request from Leonard and Sylvia Aamodt, with representative Blackwell Engineering, to subdivide two parcels totaling 5.96 acres into six lots. A variance is needed to Section 10-2-61 of the City's Subdivision Ordinance to allow for the dedication of street right-of-way without the physical construction of the street. The property, zoned R-1, Single Family Residential, is located at the end of Wyndam Drive and can be found on tax map 23-X-10&11.

Special Use Permit – 547 E. Market Street (Wayne Engel)

Public hearing to consider a request from Wayne Engel, LLC to modify an existing special use permit per Section 10-3-40(8) to enlarge the bed and breakfast operation at 547 East Market Street. The property is zoned R-2, Residential District and can be found on tax map 27-F-24.

Special Use Permit – 1101 S. Main St.

Public hearing to consider a request from Gary L. Beatty for a special use permit per Section 10-3-40 (7) to allow an increase in occupancy from two to four persons. The property, zoned R-2, Residential District, is located at 1101 S. Main Street and can be found on tax map 18-H-19.

- 3) **Unfinished Business**
- 4) **Public Input**
- 5) **Report of secretary and committees**
Proactive Zoning
- 6) **Other Matters**
Election of officers for 2007
- 7) **Adjournment**

Staff will be available Tuesday January 9, 2007 at 2:30 p.m. for those interested in going on a field trip to view the sites for the January 10, 2007 agenda.